



**GREEN BAY RD. (VSR658), ANCIENT ACRES RD.
(VSR681) & BEAVER DAM RD. (VSR715)
BEAVERDAM, VA 23015**

**FOR SALE | 385± ACRES
HANOVER COUNTY, VA**

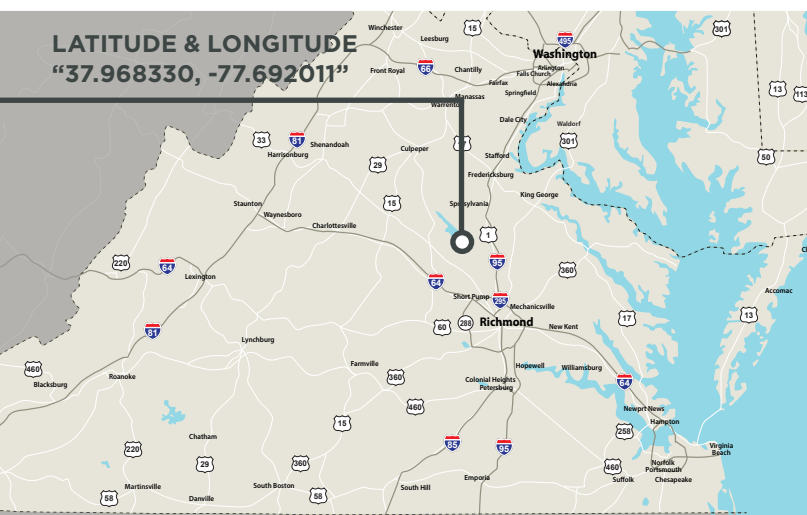
Price: \$2,502,500 (\$6,500/acre)



**CLICK FOR
VIDEO TOUR**



**LATITUDE & LONGITUDE
"37.968330, -77.692011"**



Features

EXCELLENT large acreage investment opportunity in the northwestern part of Hanover County near Beaverdam offering merchantable timber, conservation easement potential as well as future by right residential development potential.

STATE ROAD FRONTAGE along Green Bay Road (VSR658), Ancient Acres Road (VSR681) & Beaver Dam Road (VSR715)

TIMBER COMPRISED of 169± acres of mature pine and mixed upland hardwoods, 63± acres of premerch planted pines, 130± acres of recently reforested pine plantation with the remaining balance in utility easements.

WITHIN 5 MILES of Lake Anna and approximate equal distance from Richmond and Fredericksburg markets.

THE PROPERTY has a nice internal road system and offers ideal wildlife habitat.

TAX PARCEL #7828-02-3888, #7718-91-2142, #7817-88-8884 & #7817-77-1029'



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*

Contact

Hank Campbell

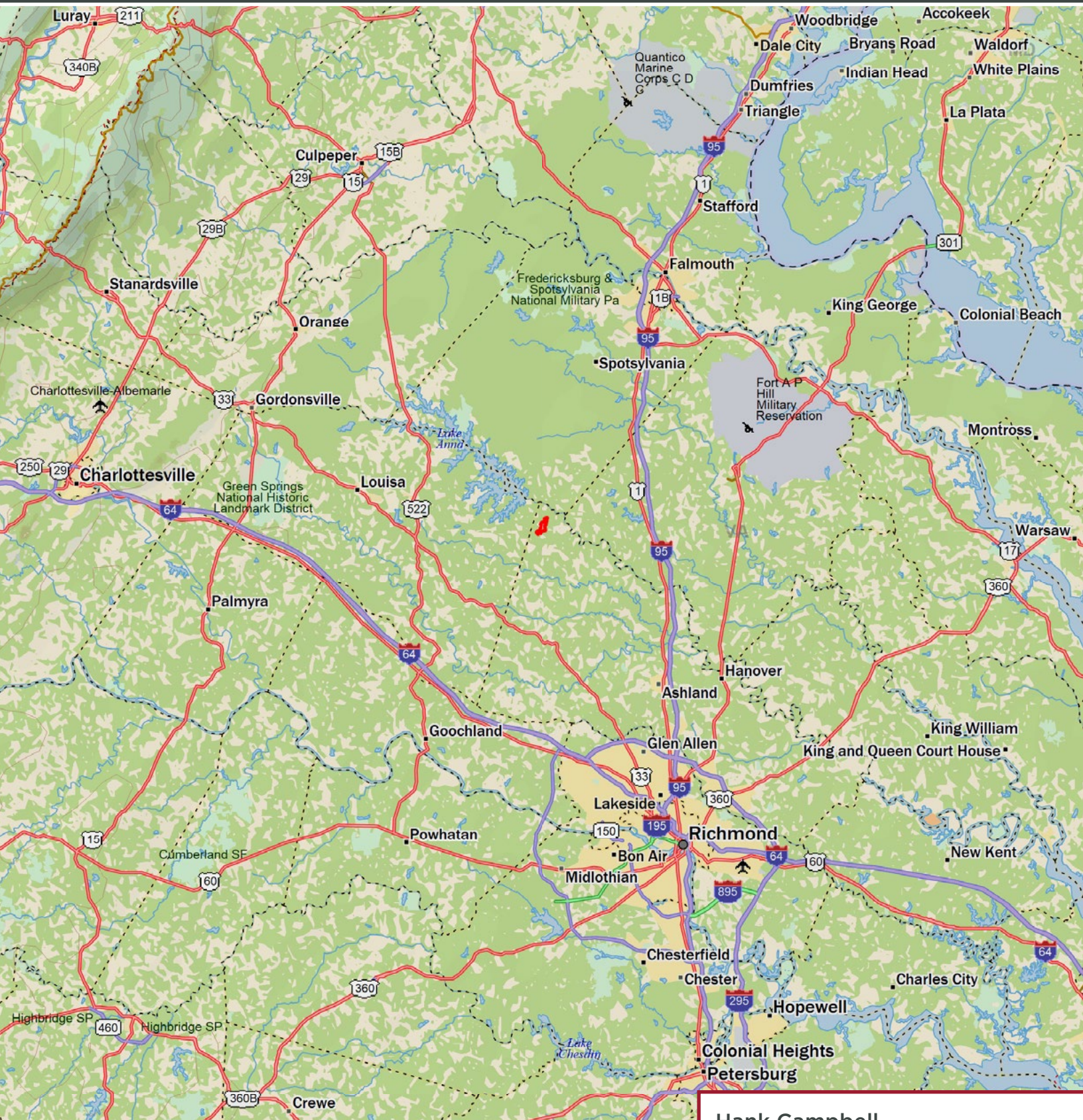
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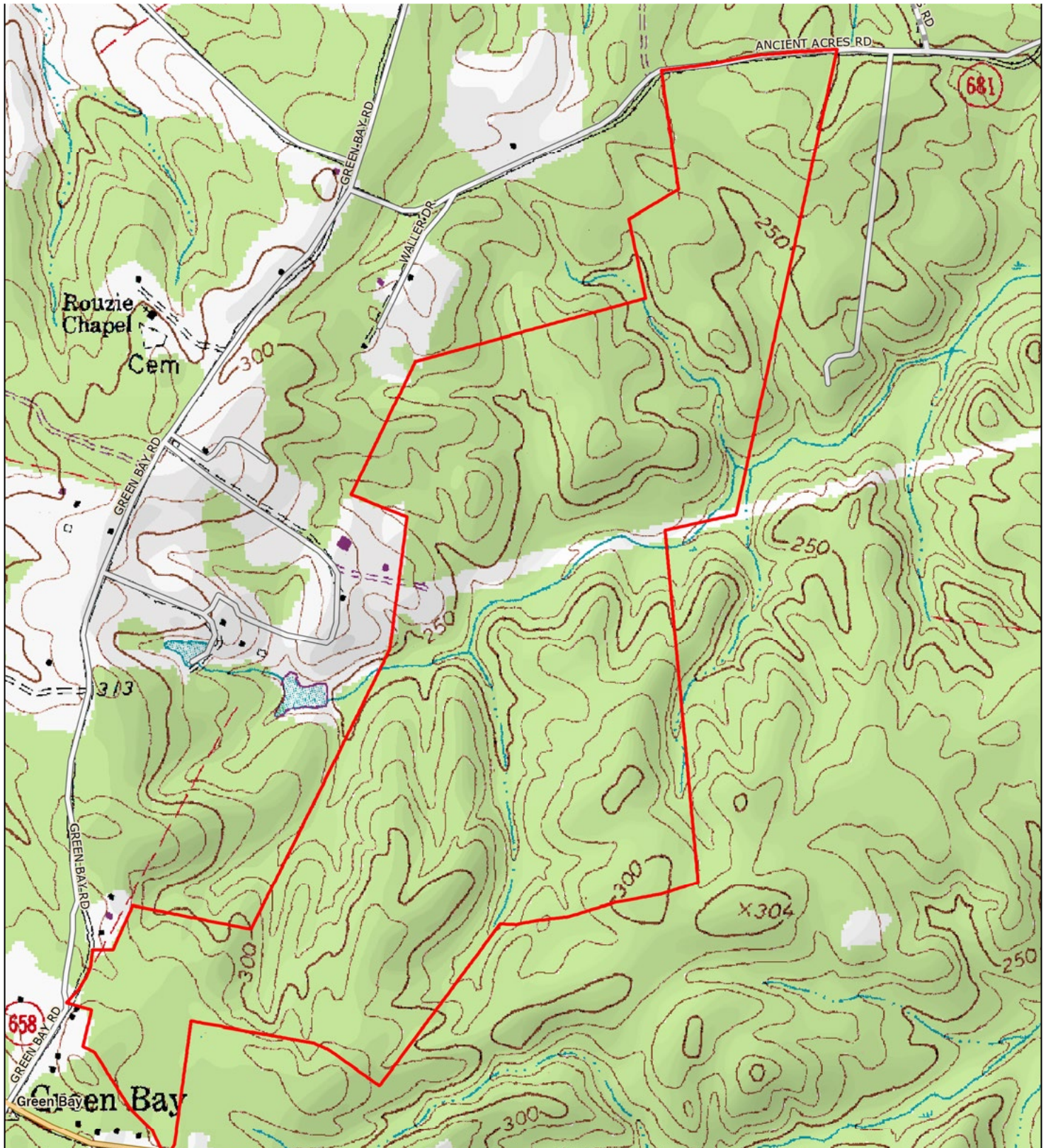
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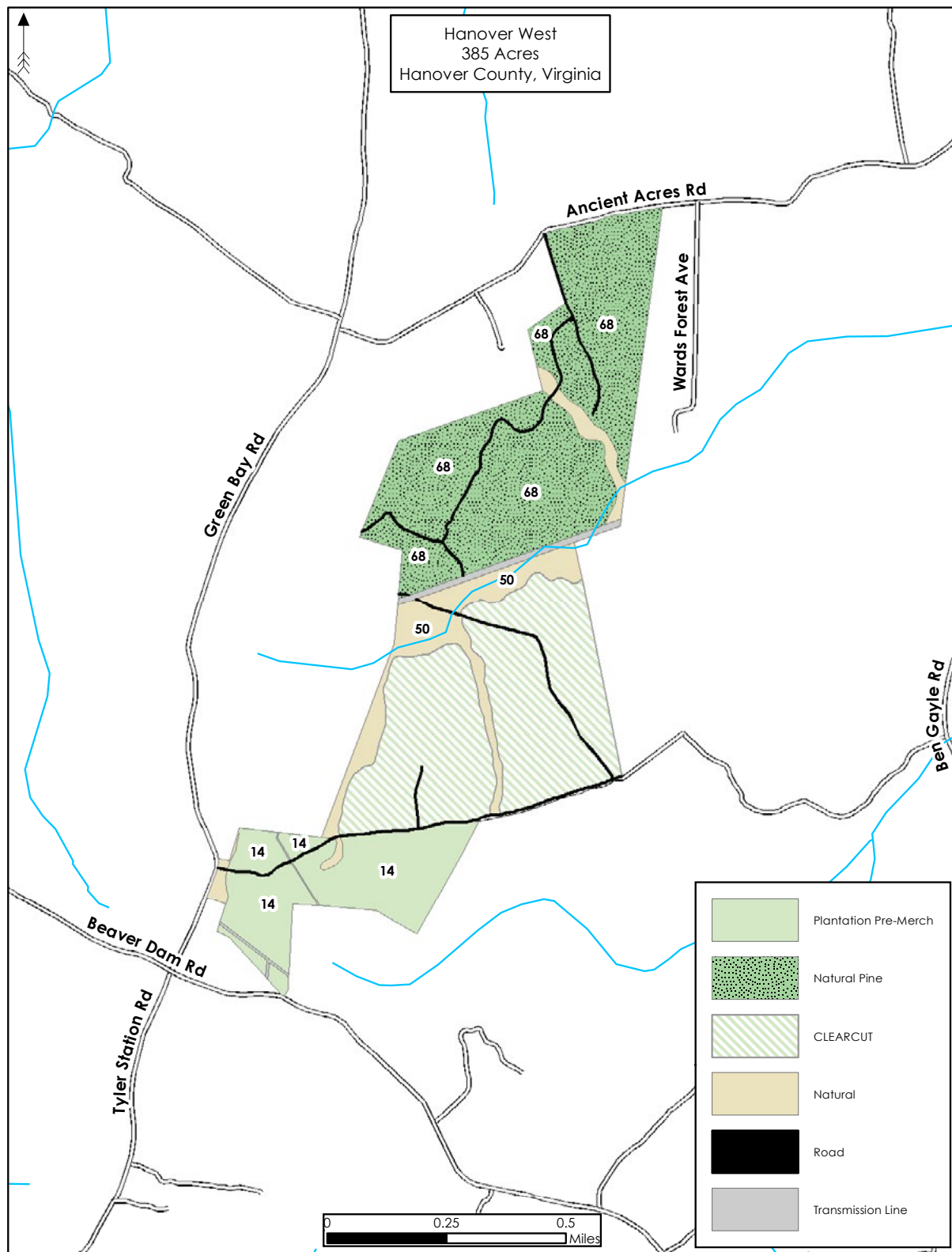
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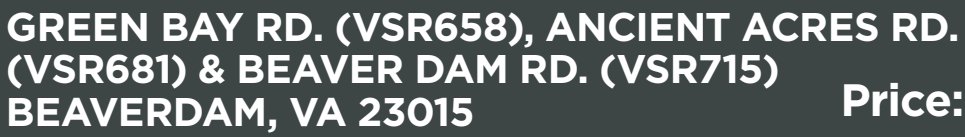
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1B	Abell fine sandy loam, 2 to 7 percent slopes	13.8	3.7%
3B	Appling fine sandy loam, 2 to 7 percent slopes	40.4	10.8%
3C2	Appling fine sandy loam, 7 to 15 percent slopes, eroded	11.6	3.1%
10B	Bourne fine sandy loam, 2 to 7 percent slopes	0.2	0.1%
11B	Bourne-Varina complex, 2 to 7 percent slopes	22.1	5.9%
11C	Bourne-Varina complex, 7 to 15 percent slopes	3.7	1.0%
14B2	Cecil fine sandy loam, 2 to 7 percent slopes, eroded	43.0	11.5%
17B	Colfax fine sandy loam, 2 to 7 percent slopes	3.3	0.9%
28	Fluvaquents, nearly level	34.9	9.4%
35B	Helena-Colfax complex, 2 to 7 percent slopes	17.4	4.7%
47B	Norfolk fine sandy loam, 2 to 7 percent slopes	3.2	0.9%
48B	Orange-Iredell complex, 2 to 7 percent slopes	13.4	3.6%
51C2	Pacolet fine sandy loam, 7 to 15 percent slopes, eroded	8.9	2.4%
74B2	Wedowee fine sandy loam, 2 to 7 percent slopes, eroded	5.7	1.5%
74C2	Wedowee fine sandy loam, 7 to 15 percent slopes, eroded	74.7	20.0%
74D2	Wedowee fine sandy loam, 15 to 30 percent slopes, eroded	67.4	18.1%
75D3	Wedowee clay loam, 15 to 25 percent slopes eroded	4.0	1.1%
78	Worsham fine sandy loam	5.2	1.4%
Totals for Area of Interest		372.9	100.0%

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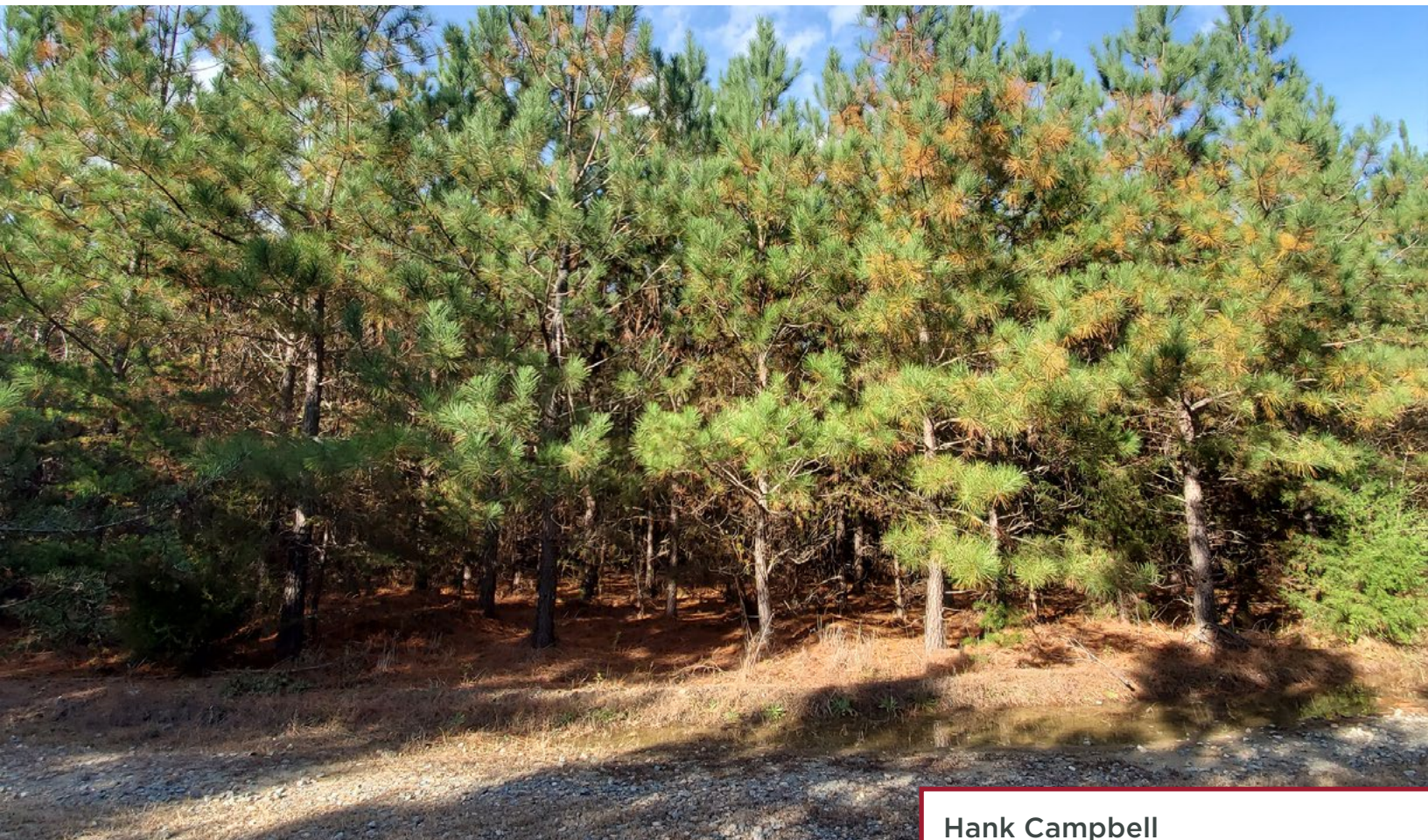
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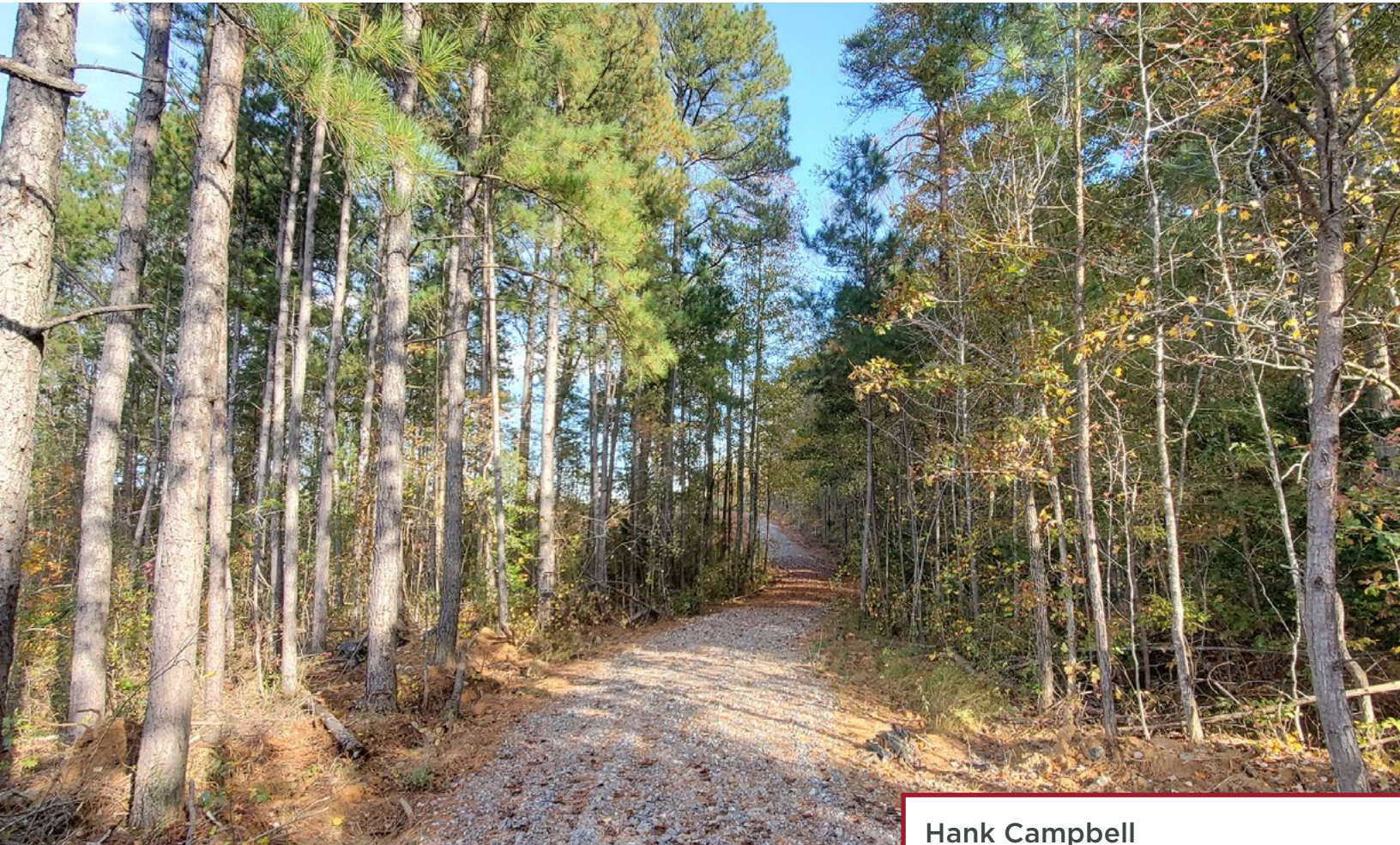
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